

CITY OF SAINT PAUL Christopher B. Coleman, Mayor

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# **Code Compliance Report**

August 03, 2009

HOUSING AND REDEVELOPMENT 25 W 4TH ST STE 1300 ST PAUL MN 55102

Re: 693 4th St E File#: 09 204836 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on July 23, 2009.

Please be advised that this report is accurate and correct as of the date August 03, 2009. All deficiencies identified by the City after this date must also be corrected and all codes and ordinances must be complied with. This report is valid for 365 days from August 03, 2009. This report may be used in lieu of a Truth in Housing Report required in St Paul Legislative Code 189. This building must be properly secured and the property maintained at all times.

In order to sell or reoccupy this property the following deficiencies must be corrected:

#### BUILDING Inspector: Ken Eggers Phone: 651-266-9047

- Insure basement cellar floor is even, cleanable and all holes are filled
- Dry out basement and eliminate source of moisture
- Remove mold, mildew and moldy or water damaged materials
- Install tempered or safety glass in window over stair landing to code
- Provide complete storms and screens, in good repair for all door and window openings
- Provide thumb type deadbolts for all entry doors. Remove any surface bolts
- Prepare and paint interior and exterior as necessary. Observe necessary abatement procedure if lead base paint is present (See St Paul Legislative Code, Chap. 34 for additional information).
- Install attic insulation according to applicable code
- Air-seal and insulate attic access door in an approved manner
- Provide smoke detectors per the MN Building Code and carbon monoxide detectors per State Law.
- Verify proper venting of bath exhaust fan to exterior
- Repair siding, soffit, fascia, trim, etc. as necessary
- Install rain leaders to direct drainage away from foundation.
- Provide durable, dustless parking surface as specified in the zoning code.

- Close in open stair risers to maintain an opening no greater than 4 inches
- Remove moldy wall coverings in basement, remove and replace framing also if moldy. Area next to laundry sink is suspect.
- Re-secure loose treads at staircase to second floor.
- Storage shed requires removal and replacement of rotted siding and trim. Floor is badly broken and foundation wall is leaning into neighboring yard. Repair wall and replace floor
- Fire rate west and north walls of storage shed to meet fire separation requirement.
- Repair or replace storage shed doors.
- Repair wood fence at rear of property.
- Refinish wood floors as necessary.

## ELECTRICAL Inspector: Jamie McNamara Phone: 651-266-9037

- Install hard-wired, battery backup smoke detector per bulletin 80-1 and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms
- Need an electrical permit for new work to be done.
- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.
- Any open walls or walls that are opened as part of this project must be wired to the standards of the 2008 NEC.
- All buildings on the property must meet the St. Paul Property Maintenance Code (Bulletin 80-1).

### PLUMBING Inspector: Denny Watters Phone: 651-266-9051

- Basement Soil and Waste Piping no front sewer clean out; no soil stack base clean out
- Basement Water Heater not fired or in service
- Basement Water Meter meter is removed or not in service
- Exterior Lawn Hydrants Broken or parts missing
- Second Floor Tub and Shower provide stopper

### HEATING Inspector: Maureen Hanson Phone: 651-266-9043

- Clean and Orsat test boiler burner. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating unit is safe.
- Install approved metal chimney liner.
- Vent clothes dryer to code.
- Provide appropriate size openable window in all bathrooms or prove that the approved bathroom exhaust fan is vented to the exterior (Ventilation permit may be required).
- Provide heat in every habitable room and bathrooms.
- Conduct witnessed pressure test on hot water heating system and check for leaks.
- Install boiler isolation valves on boiler piping.
- Repair or replace fin tube radiation and covers as needed.
- Mechanical permit(s) may be required for the above work.

## **ZONING**

1. This property was inspected as a Single Family Dwelling.

### **Notes:**

- See attachment for permit requirements and appeals procedure.
- Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.

This is a registered vacant building. In order to sell or reoccupy this building, all deficiencies listed on this code compliance report must be corrected within six (6) months of the date of this report. One (1) six-month time extension may be requested by the owner and will be considered if it can be shown that the code compliance work is proceeding and is more than fifty (50) percent complete in accordance with Legislative Code Section 33.03(f).

You may file an appeal to this notice by contacting the City Clerk's Office at 651-266-8688. Any appeal must be made in writing within 10 days of this notice. (You must submit a copy of this notice when you appeal, and pay a filing fee.)

If you have any questions regarding this inspection report, please contact Ken Eggers between 7:30 - 9:00 AM at 651-266-8989 or leave a voice mail message.

Sincerely,

James L. Seeger Code Compliance Officer JLS:ml Attachments